


**PB# 99-20**

**Gentech  
(Site Plan)**

**48-1-3.1**

  
GENTECH SITE PLAN - RT. 9W (CUOMO) **99-20**  
NEW BUILDING

*Approved 3/8/00*



Wilson Jones • Carbonless • S1642 1WCL Duplicate • S1644 1WCL Triplicate

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DATE July 8, 1999 RECEIPT NUMBER 99-20  
 RECEIVED FROM Gentech, Ltd.  
 Address 367 Windsor Hwy #144 - New Windsor, N.Y.  
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00  
 FOR Site Plan Erosion

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	---	CASH		
AMOUNT PAID	750	--	CHECK	#2644	
BALANCE DUE	-0	-	MONEY ORDER		

BY [Signature]  
Thural Haron

Wilson Jones • Carbonless • S1654 1WCL Duplicate • S1657 1WCL Triplicate

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DATE July 9, 1999 RECEIPT NUMBER 104106  
 RECEIVED FROM Gentech, Ltd.  
 Address One Hundred 00/100 DOLLARS \$ 100.00  
 FOR Planning Board Application Fee  
#99-20

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	2693	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

BY Torron Clark  
Dorothy N. Haron

Wilson Jones

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AMOUNT PAID	750	--	CHECK	#2684
BALANCE DUE	-0-	-	MONEY ORDER	

BY

Theresa Mason

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DATE July 9, 1999 RECEIPT 134126  
 RECEIVED FROM Gentech, Ltd.

Address One Hundred 00/100 DOLLARS \$ 100.00  
 FOR Planning Board Application Fee  
#99-20

ACCOUNT	HOW PAID
BEGINNING BALANCE	<u>2693</u>
AMOUNT PAID	<u>100.00</u>
BALANCE DUE	

Torion Clark  
 BY Dorothy N. Hansen

3/8/00 Called Gentech



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(914) 563-4611

**RECEIPT**  
**#149-2000**

03/09/2000

Gentech, Ltd

Received \$ 100.00 for Planning Board Fees, on 03/09/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR


AS OF: 03/09/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 99-20  
NAME: GENTECH  
APPLICANT: SAYEGH, JOSEPH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/30/1999	2% OF COST EST. \$22,771.0	CHG	455.42		
03/08/2000	REC. CK. #3162	PAID		455.42	
		TOTAL:	455.42	455.42	0.00

 3/9/00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/09/2000

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-20

NAME: GENTECH

APPLICANT: SAYEGH, JOSEPH

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/08/2000	PLANS STAMPED	APPROVED
09/08/1999	P.B. APPEARANCE	APPR.CON LA:WVE PH
08/25/1999	P.B. APPEARANCE	REVISE & RET TO WS
07/14/1999	P.B. APPEARANCE	REVISE & RET TO WS . SHOW LOT LINE SEPARATING RESIDENTIAL LOT FROM NC LOT - . ADDRESS MARK'S COMMENTS OF 7/14/99 - CHANGE BULK TABLES - . SEND COPY OF PLAN TO D.O.T. FOR COMMENT (SENT 7-21-99)
07/07/1999	WORK SESSION APPEARANCE	REVISE & SUBMIT
06/16/1999	WORK SESSION APPEARANCE	REVISE & RET TO WS
06/02/1999	WORK SESSION APPEARANCE	REVISE & RET TO WS
04/01/1998	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/09/2000

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-20

NAME: GENTECH

APPLICANT: SAYEGH, JOSEPH

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/08/1999	EAF SUBMITTED	07/08/1999	WITH APPLIC
ORIG	07/08/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/08/1999	LEAD AGENCY DECLARED	08/25/1999	TOOK LA
ORIG	07/08/1999	DECLARATION (POS/NEG)	09/08/1999	NEG DEC
ORIG	07/08/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/08/1999	PUBLIC HEARING HELD	/ /	
ORIG	07/08/1999	WAIVE PUBLIC HEARING	09/08/1999	WAIVE PH
ORIG	07/08/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/09/2000

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 99-20  
NAME: GENTECH  
APPLICANT: SAYEGH, JOSEPH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/30/1999	P.B. APPROVAL FEE	CHG	100.00		
03/08/2000	REC. CK. #3163	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-20  
NAME: GENTECH  
APPLICANT: SAYEGH, JOSEPH

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	09/03/1999	MUNICIPAL HIGHWAY	09/03/1999	APPROVED
REV2	09/03/1999	MUNICIPAL WATER	09/07/1999	APPROVED
REV2	09/03/1999	MUNICIPAL SEWER	/ /	
REV2	09/03/1999	MUNICIPAL FIRE	09/07/1999	APPROVED
REV2	09/03/1999	NYS DOT . PRE-EXISTING DRIVEWAY FOR RESIDENTIAL USE	08/27/1999	APPROVED
REV1	08/19/1999	MUNICIPAL HIGHWAY	08/23/1999	APPROVED
REV1	08/19/1999	MUNICIPAL WATER	08/19/1999	APPROVED
REV1	08/19/1999	MUNICIPAL SEWER	08/25/1999	APPROVED
REV1	08/19/1999	MUNICIPAL FIRE . SUGGEST THAT THE P.B. HAVE THE ENGINEER REVAMP THE DRIVEWAY . TO THE UPPER PARKING LEVEL, PRIOR TO FINAL APPROVAL. UPON . THIS REVISION, THE PLAN IS ACCEPTABLE.	08/25/1999	APPR. COND
ORIG	07/08/1999	MUNICIPAL HIGHWAY	07/09/1999	APPROVED
ORIG	07/08/1999	MUNICIPAL WATER	07/12/1999	APPROVED
ORIG	07/08/1999	MUNICIPAL SEWER	07/27/1999	APPROVED
ORIG	07/08/1999	MUNICIPAL FIRE	07/13/1999	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/09/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 99-20  
NAME: GENTECH  
APPLICANT: SAYEGH, JOSEPH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/08/1999	REC. CK. #2694	PAID		750.00	
07/14/1999	P.B. ATTY FEE	CHG	35.00		
07/14/1999	P.B. MINUTES	CHG	22.50		
08/25/1999	P.B. ATTY. FEE	CHG	35.00		
08/25/1999	P.B. MINUTES	CHG	49.50		
09/08/1999	P.B. ATTY. FEE	CHG	35.00		
09/08/1999	P.B. MINUTES	CHG	31.50		
09/30/1999	P.B. ENGINEER FEE	CHG	454.50		
03/08/2000	RET. TO APPLICANT	CHG	87.00		
		TOTAL:	750.00	750.00	0.00

3/9/00  
L.P.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@pld.net

**MEMORANDUM**

**(via fax)**

**30 September 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: GENTECH SITE PLAN (P.B. # 99-20)**

Reference the subject site plan, same received conditional approval on 8 September 1999.  
I have reviewed the cost estimate and have made corrections on same. The recommended  
amount for the total improvements is \$ 22,771.00

Attached is our final billing printout. Call me if you have any questions.

Myra093099b.doc

2% ↑  
455.42  
100.00 Approval



AS OF: 09/30/99

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99 20

FOR WORK DONE PRIOR TO: 09/30/99

TASK-NO	REC	--DATE--	TRAN	IMPI	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
99-20	150625	06/02/99	TIME	MJE	WS GENTECH S/P	75.00	0.40	30.00			
99-20	152657	06/16/99	TIME	MJE	WS GENTECH S/P	75.00	0.40	30.00			
99-20	154157	07/07/99	TIME	MJE	WS GENTECH S/P	75.00	0.40	30.00			
99-20	154555	07/13/99	TIME	MCK	CI GENTECH TRC	28.00	0.50	14.00			
99-20	155683	07/13/99	TIME	MJE	MC GENTECH S/P	75.00	0.50	37.50			
99-20	156923	08/04/99	TIME	MJE	WS GENTECH	75.00	0.40	30.00			
99-20	158360	08/18/99	TIME	MJE	WS GENTECH SITE PLAN	75.00	0.50	37.50			
99-20	158271	08/24/99	TIME	MJE	MC GENTECH SP W/FT	75.00	0.30	22.50			
99-20	158146	08/25/99	TIME	MCK	CI GENTECH TRC	28.00	0.50	14.00			
99-20	158275	08/25/99	TIME	MJE	MC GENTECH S/P	75.00	0.50	37.50			
99-20	159412	08/30/99	TIME	MJE	MC GENTECH TC/APPLICANT	75.00	0.40	30.00			
99-20	159884	09/01/99	TIME	MJE	WS GENTECH	75.00	0.40	30.00			
99-20	159980	09/07/99	TIME	MJE	MC GENTECH	75.00	0.50	37.50			
99-20	159036	09/08/99	TIME	MJE	MM GENTECH COND S/P APP	75.00	0.10	7.50			
99-20	159815	09/08/99	TIME	SAS	CL GENTECH 9/8 MIG TRC	28.00	0.50	14.00			
99-20	159982	09/08/99	TIME	MJE	MC GENTECH	75.00	0.20	15.00			
99-20	161487	09/30/99	TIME	MJE	MC Est and closeout	75.00	0.50	37.50			
									454.50		
99-20	159741	09/16/99	BILL 99-865							-320.50	
										-320.50	
TASK TOTAL								454.50	0.00	320.50	134.00
GRAND TOTAL								454.50	0.00	-320.50	134.00



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48 – BLOCK 1 - LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 8 SEPTEMBER 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A 3600 SQUARE FOOT BUILDING FOR RETAIL AND SERVICE OF GENERATORS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 JULY 1999 AND 25 AUGUST 1999 PLANNING BOARD MEETINGS.

1. This project is located within the NC Zoning District of the Town. The bulk information shown is correct for the proposed uses. The Bulk Table notes Use A8, although it should also reference use A4.
2. The Applicant's Engineer has responded to all previous technical review comments from our office. The Board should review the plan to determine if they have any comment regarding the final plan as submitted.
3. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance

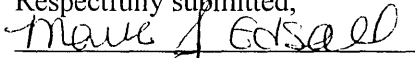
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48 – BLOCK 1 - LOT 3.1  
**PROJECT NUMBER:** 99-20  
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OF GENERATORS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 14 JULY 1999 AND 25 AUGUST 1999  
PLANNING BOARD MEETINGS.

Page Two

5. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

Respectfully submitted,



Mark J. Edsall P.E.

Planning Board Engineer

MJesh

A:jentech.sh

REGULAR ITEMS:

GENTECH SITE PLAN (99-20) ROUTE 9W

Mr. Paul Cuomo and MR. Joseph Sayegh appeared before the board for this proposal.

MR. PETRO: Let the minutes reflect that the owners are here also. This application proposes construction of 3,600 square foot building for retail and service of generators. This plan was previously reviewed at the 14 July, 1999 and the 25 August, 1999 planning board meetings. And we have highway approval on 9/3/99, New York State DOT has determined it's a pre-existing driveway for residential use and he gave us an approved.

MR. BABCOCK: Mr. Chairman, I can go a little further on that, I happened to meet Don when he was coming back from Myra's office to drop something off and he said he has no objection to this proposal, unless you gentlemen have something.

MR. PETRO: I don't see, you're not going to have cars all day long, he's fixing generators, if you've got 10, 20 cars a day, it would be a big thing, not that you do a small business.

MR. SAYEGH: If that.

MR. PETRO: I mean Shop Rite's not going in there.

MR. LUCAS: Where is this?

MR. KRIEGER: Right next to Coloni's Funeral Home.

MR. ARGENIO: Just north.

MR. PETRO: Maybe that's why even though it's a residential driveway, I don't think, of course he can sell it, but even at 3,600 square foot building would be hard to generate a lot of traffic.

MR. EDSALL: They provided Myra at my request sent Don a copy of the plan so it wasn't as if I was just

reviewing a location, he reviewed a plan so he's aware of the site plan.

MR. PETRO: We're going to accept that, highway approval is done, DOT is happy and the curb cut is fine. So, let's go with that premise we have fire approval on 9/7/99 and water approval on 9/7/99. This looks like we have everything there, Paul, that we need. Let's discuss a few of the little highlights that I mentioned, how did you treat the parking?

MR. CUOMO: Well, the parking I had up top, I put all the parking down below and, in other words, I left the existing paved area alone, we can make enough spaces below. We don't have to bother with the driveway, it was too steep.

MR. LUCAS: The access will be off Coloni?

MR. SAYEGH: I may have a path to run up and down.

MR. ARGENIO: There's no accessibility based on the plan, the entire scenario has been eliminated.

MR. PETRO: If he wants to take a vehicle and go up and down, that's up to him.

MR. SAYEGH: Just me personally.

MR. PETRO: Handicapped parking has been addressed.

MR. EDSALL: Yes.

MR. PETRO: Backouts from all the parking are drawn properly?

MR. EDSALL: Yes.

MR. PETRO: And the size of the spaces are indicated as correct?

MR. EDSALL: Yes, everything there has been touched up.

MR. PETRO: Technically, everything is correct with the plan, we don't have to concern ourselves technically

with the size of the parking spot.

MR. AGENIO: Is the lot being repaved?

MR. CUOMO: Yes.

MR. PETRO: I see you have concrete curbing drawn on the good portion of the plan?

MR. CUOMO: Yes.

MR. PETRO: Obviously, the curb cut looks like a lot of the easterly curbing.

MR. CUOMO: Yeah, we put curb along there, right.

MR. STENT: Are you going to be disturbing any of the trees in the berm between the ramp?

MR. SAYEGH: I'm going to reserve as many--

MR. STENT: Coming down the ramp and you have all the woods there and the trees, are you going to be cleaning all that out?

MR. SAYEGH: In the front here is going to be done.

MR. STENT: So you'll be able to see the store?

MR. SAYEGH: Absolutely, right now, they are growing into the high voltage lines anyway.

MR. STENT: Are you going to be doing any landscaping?

MR. SAYEGH: Yes, it's on the plan.

MR. PETRO: You really paid attention last time, got everything nailed down.

MR. CUOMO: I wrote it all in the book here. See?

MR. PETRO: I'm not going to sit here and look for things. Looks like you did a good job.

MR. STENT: In reference to the public hearing that's

pretty much all commercial all through there and DOT--

MR. PETRO: It's a permitted use in the zone.

MR. BABCOCK: Yes.

MR. LUCAS: I don't see the need.

MR. STENT: I didn't think there's any reason.

MR. BABCOCK: I want to make sure the applicant understands that the curb work that's within the DOT right-of-way they have to apply for a permit for that work.

MR. SAYEGH: Yes, we understand that.

MR. STENT: Make a motion we waive public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Gentach site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: When you apply for that work permit, if you hire somebody to do that job for you, take care of all of that and they would be bonded, otherwise, you have to get a bond.

MR. SAYEGH: I've got bonding there.

MR. PETRO: Just could save you some headache if you got say Nannini and Callahan.

MR. SAYEGH: Also not an existing curb along the whole

road.

MR. STENT: When you apply for the state permit, they are going to want a bond.

MR. BABCOCK: Just yours where it comes out.

MR. PETRO: If you get somebody that's already bonded, it saves a lot of headache instead of hiring a guy for ten bucks an hour to go over there with a backhoe, nothing to do with planning board.

MR. SAYEGH: I'm going to get a concrete guy when he does the slab and footings, he's going to do the curbing, it's the easiest way.

MR. PETRO: Okay. We need a negative dec.

MR. LUCAS: Make the motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare a negative dec for the Gentech site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I don't even see a subject-to, everything really looks fine.

MR. EDSALL: We'll need the bond estimate, that's the only thing.

\*MR. CUOMO: Yes, I'll get that.

MR. PETRO: That's a standard procedure.

MR. CUOMO: We don't do that. I always wait to the very end on that.



MR. KRIEGER: He has to wait till the end cause he has to know the figure.

MR. PETRO: Blacktopping, curbing, striping, landscaping.

MR. BABCOCK: This is just an estimate of what it costs to do all these things and the day you come to me and say I want a C.O. to open the business, you don't have the trees planted or you don't have something like that, we take the estimate and say put up the \$500 for three or four trees and get your C.O. and once you plant the trees, we give you your money back.

MR. EDSALL: But you don't put it up at the beginning as if it was a public improvement.

MR. PETRO: Two more concerns, the lighting we discussed briefly, you're satisfied with the lighting on the plan?

MR. EDSALL: The lighting distribution is fine, I've spoke with the applicants and suggested that they make sure that the contractor select the proper fixture to duplicate the distribution they have shown so we have worked that out.

MR. PETRO: Secondly, just, Paul, briefly on landscaping, what landscaping have you done to the site?

MR. BABCOCK: Third page, Jim.

MR. CUOMO: We have some low growing plants at the entrance, we have some junipers and then I had him put some rhododendrons off the parking lot there and then some junipers and natural trees over on the other side here. Most of the landscaping though is natural, it's already there.

MR. PETRO: It's pretty buffered, I know, it's okay. Didn't spend a lot of time on the landscaping plan, did you?

MR. CUOMO: Well, fair amount of time.

MR. PETRO: Didn't want to charge the applicant too much money?

MR. CUOMO: I squeezed it in.

MR. PETRO: I think the plan is fine.

MR. STENT: Motion we grant final approval to the Gentech site plan.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Gentech site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: That's with no subject-to's.

MR. EDSALL: Other than the bond.

REGULAR ITEMS:

GENTECH SITE PLAN (99-20) ROUTE 9W

Mr. Paul Cuomo and Mr. and Mrs. Sayegh appeared before the board for this proposal.

MR. PETRO: This application proposes construction of 3,600 square foot building for retail and service of generators previously reviewed at the 14 July, 1999 planning board meeting. Okay, Paul?

MR. LANDER: Paul, this is by Coloni's Funeral Home right next door?

MR. CUOMO: Yes, and the applicant lives in the house that used to be, here's the applicant here, Mr. Sayegh, who used to live there, Rich Coloni, funeral director, so it's right next door.

MR. PETRO: Permitted use in the zone. We went over there, we had quite a bit of problems with parking and the size of the spots and also we had a problem with the curb cut, the location of the curb cut. Seems to me that the curb cut is on a deceleration or acceleration lane on Route 9W, so we sent that to New York State DOT and as of the 25, well, today, we have not heard back from them. So, Mark, did you get anything at all?

MR. EDSALL: I haven't heard a thing.

MR. PETRO: Paul, did you get anything?

MR. CUOMO: No, I just got the information from the applicant, they did make contact with the DOT.

MR. PETRO: You talked to them personally DOT?

MR. CUOMO: Yes, he did.

MR. PETRO: You did?

MR. SAYEGH: Verbally, he said there was no problem.

MRS. SAYEGH: There's an existing permit for the driveway, we're just going to move it south a little bit so it's even less, you know, on the--

MR. CUOMO: We're not on the acceleration lane, we're close to it, but we're not on it.

MRS. SAYEGH: There's a existing permit, it's a dirt drive, it's not in use but--

MR. PETRO: Okay, well, obviously, we're not going to take action because we don't have that because I was just trying to feel it out to get an idea of if you had spoken with somebody. You're saying you have. So we'll assume that that's going to happen right now and we'll go forward.

MR. CUOMO: Other thing was parking, we had a situation here where the new ordinance came through in the middle of our application, and we have got to respect the latest parking requirements, so we needed more spaces, fortunately, we have more spaces up here on the paved parking area already built which I took advantage of.

MR. PETRO: How about the slope on the hill to get to it, Paul, looks like it's a pretty good slope here, 114 to 126 on the bottom, is that right?

MR. CUOMO: 114 to 126, right.

MR. PETRO: Looks like 12 foot on a very small incline, do we have any calculations not to exceed 10 percent?

MR. CUOMO: I can make calculations on that, we don't expect to use that, that's an overflow from the funeral home, it's left over from the funeral home, it's all paved, no, no, it's paved.

MR. LANDER: Let's back up. Do you need those parking spaces for this application?

MR. CUOMO: Well, look, let me explain something, we really don't need them, we calculated on the old application we calculated it and we just needed the spaces right down in here which is 1, 2, 3, 4, 5, 6, 7,

8, 9, 10, we needed those, we need those for the people.

MR. PETRO: How many spots are required, Mark, excuse me Paul, Mark?

MR. EDSALL: Paul's got a calculation on the top right corner and he's showing 24 required, which is correct and he's shown 24, there's some problems with the ones on top but--

MR. PETRO: Size wise or getting to them or both?

MR. EDSALL: Well, the driveway as you pointed out is steep, but notwithstanding that, you could never drive up there because you've got two cars parked right in the way, so the layout doesn't work.

MR. CUOMO: We have enough room to get through there but I grant you it's not the most desirable thing, I don't see why we have to have all the spaces, I mean, we don't need them.

MR. PETRO: Are all the spaces available to you?

MR. CUOMO: Yeah, they are available, they own the property.

MR. PETRO: Are you using all of them for the 24 including the two odd ones that you drew?

MR. CUOMO: Yeah.

MR. PETRO: You need those two to come to 24?

MR. CUOMO: Yeah, but I'm just trying to make a total, practically speaking, it's ridiculous, because that's a beautifully balanced site plan and why we have to have those spaces, wait a minute, we had them before this ordinance changed in midstream.

MR. PETRO: The ordinance that was passed was less restrictive, I don't know why, Paul.

MR. CUOMO: Well, may be less restrictive, but wasn't

restrictive as far as parking.

MR. EDSALL: No, it's more restrictive relative to parking calculations because the old calculation allows you to use one per 150 for the retail area only, the new ordinance is one per 150 for the total floor area.

MR. PETRO: You can't factor in 20 percent for storage and bathrooms and closets?

MR. EDSALL: Not any longer.

MR. PETRO: That was going to be my question, if we give him some percentages, can we lose the two spots, you're telling me no.

MR. EDSALL: The spaces that conflict with the driveway can be solved with adding a couple, as I spoke with the applicant on the bottom, you can add couple on the bottom level and the grading just needs to be resolved because functionally you can't get between the two lots with the slopes that are shown here.

MR. PETRO: It's disapproved from the fire department, too, Paul, for this slope.

MR. CUOMO: You see my argument, I don't know if it's going to fall flat on its face, but my argument this is unnecessary and this and the planning board has the power, you have to power to do this.

MR. PETRO: You need 24 spots, we don't have the power to change this.

MR. CUOMO: Oh yes you can.

MR. LANDER: Go to the zoning board.

MR. CUOMO: I think you do have the powers like that, I've been around for 20 years on Planning Boards and--

MR. PETRO: How many spots are on the bottom?

MR. EDSALL: Ten.

MR. PETRO: So you need 14 more spots.

MR. CUOMO: It's ridiculous, these people don't need, how many spots do you really need, ten at the most, right?

MRS. SAYEGH: We have never had 10 customers.

MR. CUOMO: Their customers are municipalities who come in.

MR. PETRO: Is your entire building being used for retail?

MRS. SAYEGH: Absolutely not, it's warehouse.

MR. PETRO: If you divide the building up into what it's going to be used for.

MR. EDSALL: The way it's been submitted, service establishment and retail and both the way the code's written are based on gross square footage, there's no allowance for proportioning the building based on, you know, a portion being used for storage and portion for sales or service, that's the way the law's written.

MR. PETRO: In reality, seems like an awful lot of spaces.

MR. EDSALL: I'm agreeing with you, but unfortunately, we have to live with the law as it's written. I think it can be easily resolved by adding a couple spaces on the bottom, even though they may not be used and getting the other cars on the top out of the way so you can use the drive.

MRS. SAYEGH: There's a deeded right-of-way for both of those parcels of land going through Coloni Funeral Home. Their driveway, it's a deeded right-of-way, it's written in the deeds of both pieces of property. So if you couldn't make that turn cause the two spaces are in your way, the customers, it's deeded that we can use, we use Coloni Funeral Home right now so I don't know if that helps.

MR. PETRO: I think the two spots are not so much as critical as getting to them, the slope of the road is too steep, so we need to get over that hurdle. The two spots can be moved to the bottom, I see spots, places to put them.

MR. CUOMO: What do you suggest on the bottom?

MR. PETRO: Maybe on the southerly border here.

MR. ARGENIO: On an angle.

MR. PETRO: I think you have room down there, you still have to go back, Paul, and figure out a cut and fill to make that work.

MR. CUOMO: We can do that.

MR. PETRO: Come back with a proper slope.

MR. CUOMO: You understand the parking lot is existing.

MR. PETRO: I don't see a problem with the parking lot, getting to it and taking the two spots out, we're not saying you can't use it.

MR. LANDER: How close are we to Coloni's entrance? We slide the driveway to the south, how close are we going to be to the other entrance?

MR. CUOMO: Right here.

MR. LANDER: How close is it?

MR. PETRO: Like a hundred feet.

MR. CUOMO: We can spot that.

MR. LANDER: I'm just curious how many feet.

MR. PETRO: Without reading all this, what's your next concern?

MR. EDSALL: I can use some help or some input from the board on 3E, which deals with the lighting. I don't



know that this is the type of lighting that you want or I don't know the applicant would be pleased with the type fixtures shown, shown on drawing 2 up in the upper right-hand corner like a flood light, 20 foot high pole with a directional flood light.

MR. PETRO: What's he showing now?

MR. EDSALL: Second sheet.

MR. CUOMO: I have it up here.

MR. EDSALL: Instead of being a cut-off type fixture that more or less contains the light within the site, they are using the 20 foot high poles with directional flood similar to what the auto dealers use up on 17K, a little bit bright and I don't know that it would be safe for the cars coming down 9W or even be a nuisance for themselves with only the residents next door.

MR. PETRO: You don't have a lighting plan complete?

MR. CUOMO: Absolutely we got a lighting plan, page 2, it's right here.

MR. LANDER: So, I think what Mark's saying, Paul, look for a softer light.

MR. CUOMO: Softer light.

MR. LANDER: Wall packs on the building.

MR. CUOMO: No, we're going to have raised lights.

MR. LANDER: Well, I see two lights.

MR. CUOMO: This light is a standard light used at all installations, I mean I'll put whatever light.

MR. PETRO: What kind of light are you suggesting, Mark?

MR. EDSALL: Well, I'm not designing the plan, but the planning board has on many occasions shown objection to these type of lights and you have asked for box type

fixture, one of the cut-off downcast fixtures.

MR. PETRO: Come up with a light that has a more direct route instead of the flood lights that are probably going to light up cars coming down the ramp and are there enough on the plan? How about up on the high--

MR. CUOMO: The plan's covered, if you look at the, look at we have complete coverage.

MR. PETRO: What about the top parking lot, I don't see it there?

MR. CUOMO: Well, that top parking lot, we unfortunately didn't have time to cover that.

MR. PETRO: Can you add that please?

MR. CUOMO: Definitely add the top parking lot.

MR. PETRO: If my mother goes to buy a generator at night and breaks her leg up there. It needs to be shown on the plan and the type of light. Is the parking lot to be reconstructed, Mark, are you talking about the top parking lot?

MR. EDSALL: Yeah, part of the problem is that the way the plan is set up, it would look at if you're going to tear up part of the existing parking lot to accomplish the grading as far as I can tell by looking at it, so I think I'm sure they don't want to do that, I'm sure they want to avoid that.

MR. PETRO: It says existing, there's paving, existing paved area and obviously, it's going to be paved on the bottom so it has to connect to all be paved.

MR. CUOMO: What we can do is only use the parking lot that's already existing and put the extra spaces down here, like you suggested, rather than use that, that's 13 spaces up there, the only way we're going to get 13 spaces up there we're going to have to construct some. So rather than do that--

MR. PETRO: Any new area that's created needs to be

paved, existing paved area, you're going to come back with the new plan, you're going to have the two spots off it, you're going to show us the new slope with the cuts and fills and show us the additional parking on the bottom so when you do that, just put to be paved or paved existing pavement on any areas. Also show the light pole on the top and the curb so we know it's being lit, new type of light.

MR. BABCOCK: Mr. Chairman is it wise for Mr. Cuomo to show that easement that the young lady in the audience pointed out earlier?

MR. PETRO: No because I don't care what she has with Coloni's because I want this plan to stand on its own merits for the property, we need the parking on this parcel, if you had 700 spots over there, I didn't care about it.

MR. BABCOCK: Jim, one of the things that they talked about the retail stores is that, you know, this truly probably won't ever use 24 spaces.

MR. PETRO: I agree.

MR. BABCOCK: Tomorrow morning or next week, if it was sold to a retail some type of business that's why they didn't relax the code.

MR. PETRO: You'd never need the light up there but still somebody could go there.

MR. BABCOCK: That's right, that's where the problem comes in.

MR. PETRO: How about the handicapped, is that all in order, Mark?

MR. EDSALL: Yes.

MR. PETRO: Any other outstanding notes?

MR. EDSALL: I'll give Paul a copy of my comments.

MR. PETRO: Paul, do you have anything else that you

want to discuss?

MR. CUOMO: No, that's good.

MR. PETRO: I'd like to do number 5, if you can.

MR. STENT: Motion we grant lead agency under SEQRA process for Gentech site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for Gentech site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Paul, I'm still not going to schedule a public hearing, we're definitely going to have one until I see the new plans because you're going to have to have to meet the slope and also want to have something here from DOT that's telling us we have a curb cut, I don't want to have a public hearing and not know where the curb cut's going.

MR. CUOMO: Slope.

MR. PETRO: We need something in writing, I don't doubt what the applicant's telling me, Paul.

MR. CUOMO: We'll see if we can get that out of them.

MR. PETRO: And you have the comments, you have other comments that we're not going to go over.

MR. CUOMO: I have the comments.

MR. PETRO: The ones we discussed, the slope on the

hill has to be corrected to whatever Mark is agreeing and happy with, the two spots have to be removed out of the driveway, relocated at the bottom all paved areas to show new pavement or existing pavement, the lighting on the top, the new light fixtures, get that on a plan, we can schedule a public hearing and we can go forward and something here from the DOT. Okay?

MR. CUOMO: Yes.

MRS. SAYEGH: You're happy with everything else but those items just mentioned?

MR. PETRO: Pretty much what we discussed.

MRS. SAYEGH: You're happy with everything else but those six items you just mentioned?

MR. PETRO: We won't ask you to redo something we have already asked to you do. In other words, if you have addressed it and it's done and the engineer's reviewed it, that's fine. I'm not going to say well, okay, you put the two spots on the bottom now we changed our mind, I'd rather have them somewhere else, that will be a done issue.

MR. STENT: There's a lot of comments that Mark had in his remarks here and her question is are these going to be addressed, that's to be addressed between your engineer and Mark, if Mark is satisfied after he's done talking with Paul, he'll come back before us and they'll be corrected rather than us discuss one at a time.

MR. PETRO: They won't be on the sheet.

MR. STENT: Mark will take that up.

MR. PETRO: He can take that up.

MR. EDSALL: At the workshop, we'll cover all that.



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 25 AUGUST 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A 3,600 SQUARE FOOT BUILDING FOR RETAIL AND SERVICE OF GENERATORS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 JULY 1999 PLANNING BOARD MEETING.

1. As was previously noted, this project is located within the NC Zoning District of the Town. The "required" bulk data on the plan appears correct for the service establishment and retail uses (A-8 and A-4, respectively). With regard to the "provided" values, it would appear that the Applicant's Engineer has not updated these values based on the conditions for the application lot (the Board is reminded that it has been verified that there are two (2) lots in this area, the residential lot to the west and the application lot along 9W). The bulk table should be corrected to reflect the values for the application lot.
2. With regard to the site grading, the Applicant's Engineer has made revisions to the plan. This latest plan indicates a slope across the parking lot of approximately 2%, which is acceptable. Unfortunately, the "connector" drive between the lower and upper parking lot has been made worse on this plan. Previously, the slope was approximately 15%. On this latest plan, the average slope is approximately 23% and the interior radius slope is approximately 40%. This is not safe or acceptable. Additional revisions to the site grading appear necessary.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 25 AUGUST 1999

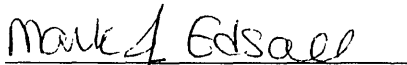
3. With regard to the remainder of the plan information, in my 14 July 1999 comments I provided numerous comments identifying problems. Some of these have been corrected, although the following problems remain:
  - a. On Sheet SP-1, a trench drain is provided at the driveway, but the discharge is not identified. It was my understanding that seepage pits (dry wells) would be provided on each side of the drive. It was my understanding that these pits would be directly under catch basins in each curb line. A dry well detail is provided on the sheet, but none of the improvements previously mentioned appear on the plan.
  - b. Drawing SP-1 does not indicate any scale for the drawing.
  - c. Drawing SP-1 indicates that twenty-four (24) parking spaces will be provided. Ten (10) spaces are provided in the "lower lot" near the proposed building. The layout of these spaces appears acceptable. An additional fourteen (14) spaces are provided in the "upper lot", which is apparently an existing paved area. The parking layout for this area is unacceptable since the layout of the spaces obstructs the access drive between the two (2) lots. This must be corrected (also see next comment).
  - d. As previously noted, significant slopes are proposed for the connector drive between the parking lots. Also of concern is the fact that grading is indicated in this area, which is an existing paved area. Is the parking lot to be reconstructed? The plan fails to indicate that new pavement will be installed in this area which is indicated to be graded.
  - e. On Sheet SP-2, a typical lighting pole is depicted. It is my opinion that this spotlight type fixture is inappropriate for this area and is not the type lighting fixture normally desired by the Planning Board, adjoining residences and adjoining highways. The Board should discuss this with the Applicant.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 3**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 25 AUGUST 1999

- f. Drawing SP-3 is identified as a landscaping plan. This drawing would appear to depict a few plantings on the site, although these are not identified. A planting schedule and details may be appropriate.
4. I am not aware of any response from the New York State Department of Transportation with regard to this proposed access. It is recommended that a response be on file before the Board takes any action.
5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
6. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:GENTECH.mk



RESULTS OF P. MEETING OF: September 8, 1999

PROJECT: Hextech S P. P.B.# 99-20

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) A S) LU VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES ✓ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M) S S) LU VOTE: A 4 N 0 WAIVED: Y ✓ N\_\_

SCHEDULE P.H. Y\_\_ N ✓

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M) S S) LU VOTE: A 4 N 0 APPROVED CONDITIONALLY: 9/8/99

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Correct Bulk table as per comment #1 of Mark's comments</u>
<u>Good estimate</u>



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 99-20  
WORK SESSION DATE: 1 Sept 99 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: None  
PROJECT NAME: Gentech  
PROJECT STATUS: NEW \_\_\_\_\_ OLD ✓  
REPRESENTATIVE PRESENT: Pvc, Jim  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. x  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- clin total spacer to
- fix 108 contour
- dry well dark.
- 35' poles - no ft candle #'s shown - what does it mean
- isolux out of scale? only center 30' cut
- fix overlap of upper to lower fly lot.
- Recommend! look at dense binder 2 1/2" x 3" rather than 2" top.
- separate sewer laterals.
- cement for house sewer

CLOSING STATUS

✓ Set for agenda 9/8  
\_\_\_\_\_ possible agenda item  
\_\_\_\_\_ Discussion item for agenda  
\_\_\_\_\_ ZEA referral on agenda

pbwsform 10MJ98



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NEW YORK 12550  
(914) 562-4094

ROBERT A. DENNISON, III, P. E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

August 27, 1999

Planning Board  
Town of New Windsor  
Town Hall  
555 Union Avenue  
New Windsor, NY 12553

Re: Coloni  
Route 9W on ramp

Dear Chairman;

We have reviewed this matter and please find our comments checked below:

- ☐ A Highway Work Permit will be required  
☐ No objection and or comments  
☐ Need Additional information ☐ Traffic Study ☐ Drainage Study  
☐ To be reviewed by Regional Office  
☐ Does not affect N.Y. State Department. Of Transportation

Please note: Driveways must conform to Highway Work Permit.

✂ **ADDITIONAL COMMENTS:** This is a pre-existing driveway for residential use.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Don Greene".

Donald Greene  
Civil Engineer I.

RESULTS OF P. MEETING OF : August 25, 1997

PROJECT: Hentch S.P.

P.B.#

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y ☒ N\_\_

CARRIED: YES\_\_ NO\_\_

M) S S N VOTE: A + N 0

CARRIED: YES ☒ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Correct parking layout</u>
<u>Change lighting</u>
<u>show lighting on upper parking lot</u>
<u>Correct slope</u>
<u>Need something from D.O.T.</u>



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 14 JULY 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A BUILDING ON THE EXISTING RESIDENTIAL LOT FOR A RETAIL BUSINESS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located within the "NC" Zoning District of the Town. The bulk data appears correct for the service establishment use (see next comment regarding bulk values).
2. The application forms and plan indicate that this application is for Lot 3.1. The Applicant should verify whether the lots formerly known as Lot 3.1 and 3.2 have been combined, since earlier tax maps indicate that the westerly residential property is Lot 3.1 and the property fronting on Route 9W is Lot 3.2.

If the lots have not been combined, the lot line between the residential and business lot should be depicted on the plan. As well, the bulk table information should be verified as correct and providing values for the application lot only.

The Applicant's Engineer should identify the non-labeled value of 18 in the bulk table and should provide a complete parking calculation for the proposed site plan.

3. With regard to the site grading as proposed, the grades (as I understand them) will result in approximately a 4.7% slope across the parking lot (which is acceptable), and a slope of approximately 15% for the connector drive between the residential driveway and the business parking lot (I believe this is also acceptable).

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 14 JULY 1999

Notwithstanding my preliminary conclusions above, the plan requires some corrections with regard to the proposed contours as depicted. Please note the following:

- a. In many cases, the proposed contours "close" with the existing contour off the property. This implies that off-property grading is to be performed. This cannot be the case unless grading easements are obtained. Relative to the adjoining Coloni lot, a grading easement is noted, but it is not clear from this plan who the grading easement is to be benefit of.
  - b. The proposed contours must be corrected, such that they "close" with their respective existing contour. As an example, on the northwest side of the property, the proposed 112 contour connects to the existing 114 contour and the proposed 110 contour closes to the 112 contour. As well, in some cases, the proposed and existing contours do not "close". This should be corrected.
  - c. There would appear to be an error in the contours, since two (2) separate 106 contours are depicted on the plans.
  - d. The Applicant's Engineer should be careful in establishment of the proposed contours, since the contours would depict significant fill immediately behind the connector driveway to the residence.
4. I have the following additional preliminary comments with regard to the site plan:
- a. The plan should, by note, identifier or legend, identify the limits of concrete curbing.
  - b. Both plans should include an approval box as per the submittal checklist.
  - c. The Applicant's address should be included on the plan, as per the submittal checklist.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 3**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 14 JULY 1999

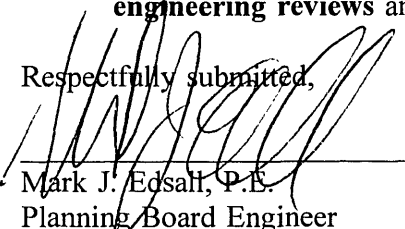
- d. No landscaping is depicted on the plans, although same is a requirement of the Code and is included on the submittal checklist.
  - e. No refuse enclosure is depicted on the plan. The Board should discuss this with the Applicant to determine if one will be necessary.
  - f. The plan does not include a business sign. The Board should discuss this with the Applicant to determine if one is desired, and if so, same should be depicted on the plan.
  - g. The isolux curves on Drawing 2 would appear to provide adequate coverage, although no values (foot-candles) have been noted. As such the lighting is incomplete.
  - h. The handicapped parking space detail on Sheet 2 notes white striping. All striping must be blue, as per State requirements. In addition, a handicapped parking sign must be detailed.
  - i. The site lighting detail would appear to be incomplete, since the mounting height and manufacturer/model number have not been identified on the plan. A copy of the isolux curve for the specific light should be provided.
  - j. The parking and drive section calls for a 4" oil and chip top course, which I believe is nearly impossible to accomplish with oil and chip. A proper paving course should be identified in the detail. As well, the term "crushed stone" should be replaced with subbase material on the parking and drive section.
5. It is recommended that a copy of this plan be forwarded to the New York State Department of Transportation, Newburgh Permit Office, for review and comment, prior to the Board taking action on this application.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 4**

**REVIEW NAME:** GENTECH SITE PLAN  
**PROJECT LOCATION:** ROUTE 9W  
SECTION 48-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 99-20  
**DATE:** 14 JULY 1999

6. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
7. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:GENTECH.mk



GENTECH SITE PLAN (99-20)

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: Without the risk of getting mad at me, again, you have the smallest plan I have ever seen with the most comments.

MR. CUOMO: Thit is the Gentech, these people service generators. They have a business that apparently they work with municipalities for their generators, they keep them up to date and they want to open up a site plan.

MR. PETRO: Where is it, Paul, first?

MR. CUOMO: Let's get that straight cause I know they have trouble visually.

MR. PETRO: Proposes construction of a building on the existing residential lot for retail business.

MR. CUOMO: Let me explain where it is, if I can. Do you know where the Coloni Funeral Home is, I'm sure, it's right next door now. There's a ramp, this line here see this line, there is a line here, can everybody see that line, there's a line up here, do you see this line here, and this line right here, that's the ramp that comes down from New Windsor, from Blooming Grove Turnpike, right, you got that and it's Gentech though is not on the ramp, they are right after the ramp.

MR. STENT: We know where it is, I know in the workshops we tried to fix that so you could see it. This is a little detail here.

MR. PETRO: Mark, this is NC zone, is this permitted use in the zone?

MR. EDSALL: Yes.

MR. PETRO: Why are we calling this a residential lot then?

MR. EDSALL: If you read further in my comments, I'm not quite sure if the residential lot is part of the same lot or if there's two lots here, but the reason I call it a residential lot is because there's a residence on the property.

MR. PETRO: But it's not subdivided or is it?

MR. EDSALL: I'm not sure, the plan calls it out as lot 3.1, but the latest version of the tax maps I had shows both 3.1 and 3.2.

MR. CUOMO: Two lots, right.

MR. EDSALL: Is there two lots or one lot?

MR. CUOMO: You mean the latest version?

MR. EDSALL: Now, today?

MR. CUOMO: Yeah, today, yeah, I believe so.

MR. EDSALL: Well then, Mr. Chairman, there's no lot line here so that's where I'm confused, if there's a lot line there then, it's a vacant lot within the NC district and it would not be a residential lot, but the way this plan's submitted, there's not two lots shown.

MR. PETRO: So, if it's on its own separate lot, it's a permitted use in the NC zone, so we have to show the lot line, Paul, why would you not show a lot line separating the two lots?

MR. CUOMO: Right.

MR. PETRO: Okay, now, what's this building, this new one story structure here, 3,000 foot building, what are you going to house, what are you going to do?

MR. CUOMO: They are going to house generators and apparently, they rehabilitate them and they sell them.

MR. LANDER: Are they automotive generators?

MR. CUOMO: No, generators for sewer plants, they

service New Windsor, Town of New Windsor plant, these are large generators.

MR. ARGENIO: If I can add something. The firm in which I'm a partner, Hudson Valley Asphalt is a customer of Gentech, that doesn't affect anything, any of my input here tonight, but I happen to know a little bit about what they do, they make commercial style generators like Nannini and Callahan may use in their quarry or somebody would purchase to run an asphalt plant. They manufacture and sell large type burners for heating aggregate and other such things, that's what Gentech does. I don't know what they are doing in this building what Mr. Cuomo's proposing, but that's what the organization is engaged in.

MR. CUOMO: That's pretty much what they told me.

MR. LANDER: So, Paul, is this raised ranch, is that existing?

MR. CUOMO: That's existing, that used to be the funeral home of the funeral owner and other they sold this to Gentech, this property, and they are going to open up this thing, but the survey I had wasn't, is very incomplete.

MR. PETRO: Paul, listen to me please, do not get offended, but I want you to take the plan, take Mark's comments, you have 22 comments on a single lot, 22 comments, show the lot line. Obviously, we have established that it's a permitted use in the zone, if it's done properly, we don't see why it can't be done, but you have to go through this and try to go--

MR. CUOMO: I'll go through the comments, but I'd like to say one thing, some of the things we have done here are if I may, some of the problems we have overcome, this is a tough lot, this is not an easy lot, you say I've got a lot of comments but I also got a tough lot here, I got an assignment here that most engineers wouldn't be bothered with, okay. This is tough to make this. I don't know if you have ever driven down there or ever gone by there. Have you ever been down there or drove by there? I mean, this is not an easy lot,

this is not a candy store lot, this lot here is tough. Main thing we did here we tried to control the drainage you see cause there's no drainage on it, there's no drainage on the Route 9W there, there's a high speed road, we have to control the drainage so what we did, we put these dry wells in here, that's the idea of the dry wells cause we got a big steep hill here and the drainage just crushes down on us so we tried to control that. The State has looked at this and they have approved what we're trying to do.

MR. PETRO: Is there a curb cut on the lot now?

MR. CUOMO: No.

MR. PETRO: You have to get a permit.

MR. CUOMO: Yeah, we have got to go to the State now the main thing here, if you look you see this little dotted line here?

MR. PETRO: I can see it from there.

MR. CUOMO: Well, that dotted line is the original cut, so called cut, but we propose to move it over here more and make it come out here, but I can't go any further than that, than the 9W down, next thing you know, you've got an irritant here of high speed traffic, so we had to engineer all that.

MR. PETRO: Listen, the plan looks fine, would you modify it to meet Mark's comments?

MR. CUOMO: Yeah, sure.

MR. PETRO: Thank you and I'll put you on the next agenda.

MR. BABCOCK: Keep in mind when you do put the lot line in your bulk information is based on the whole lot.

MR. CUOMO: It will have to change. The other thing I noticed, my partner, I notice the computations on the parking got lost in the shuffle.

MR. BABCOCK: Yeah.

MR. STENT: Also I notice is there going to be motor home generators where people bring their vehicles to be repaired?

MR. CUOMO: No, this is just--

MR. STENT: I seen some motor homes on the top of the hill by the house and I didn't know if this was in relationship.

MR. CUOMO: That's commercial operation as Jerry told you, he works strictly with municipalities, he works with big industrial people.

MR. PETRO: All right, Paul, thanks a lot.

MR. EDSALL: Can we ask that Myra send a copy of this plan to the DOT so we can have something formal back from them? Maybe send that in the mail, we'll have something for the next appearance.

MR. PETRO: Can you do that?

MS. MASON: Yes.

MR. PETRO: The plan as it is.

MR. EDSALL: Yes, most of my comments are interior at least the curb cut would be addressed.

MR. CUOMO: I'll make an appointment to go back to the workshop, right?

MR. PETRO: Yeah, get a copy there, Paul, so you can see.



1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-20

DATE PLAN RECEIVED: RECEIVED SEP - 3 1999

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

**RECEIVED**

SEP 3 1999

N.W. HIGHWAY DEPT.

W. James Della 9/3/99  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: September 7, 1999**

**SUBJECT: Gentech Site Plan**

Planning Board Reference Number: PB-99-20

Dated: 3 September 1999

Fire Prevention Reference Number: FPS-99-035

A review of the above referenced subject site plan was conducted on 3 September 1999.

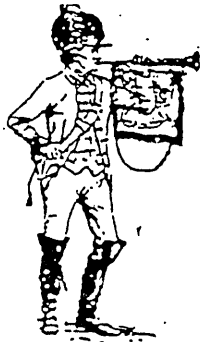
This site plan is acceptable.

Plans Dated: 30 August 1999 Revision 3

*RFR (D.H.)*

Robert F. Rodgers  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-20

DATE PLAN RECEIVED: RECEIVED SEP - 3 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

Joseph & Mary Ellen Sayegh has been  
reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

Call for water mark-out.

HIGHWAY SUPERINTENDENT DATE

John D. D'Isa - 9-7-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: August 25, 1999**

**SUBJECT: Gentech Site Plan**

Planning Board Reference Number: PB-99-20

Dated: 19 August 1999

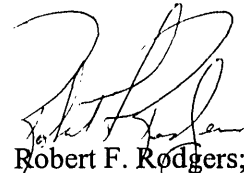
Fire Prevention Reference Number: FPS-99-033

A review of the above referenced subject site plan was conducted on 23 August 1999.

I would suggest that the Planning Board have the engineer revamp the driveway to the upper parking level, prior to final approval.

When the above is agreed to this plan will be acceptable.

Plans Dated: 4 August 1999 Revision 2

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name and title.

Robert F. Rodgers; C.P.C.A.  
Fire Inspector

RFR/dh



1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-20**

DATE PLAN RECEIVED: **RECEIVED AUG 19 1999**

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECEIVED**

AUG 23 1999

N.W. HIGHWAY DEPT.

*W. James Miller* **8/23/99**  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-20

DATE PLAN RECEIVED: RECEIVED AUG 19 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Call for mark-out

HIGHWAY SUPERINTENDENT

DATE

John D. D. D.  
WATER SUPERINTENDENT

8-23-99  
DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

99-20

WORK SESSION DATE:

18 Aug 99

APPLICANT RESUB.

REQUIRED:

Rev Plan

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Gentech

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

PVC & Mrs.

MUNIC REPS PRESENT:

BLDG INSP.

Bob

FIRE INSP.

Bob

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Use A-3

Service Estab

Retail

all 1/2c

24 spaces req'd

10 provided

Show overflow pk

CLOSING STATUS

Set for agenda

X

possible agenda item

Discussion item for agenda

ZBA referral on agenda

Approval Box :)

pbwsform

10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

99-20

WORK SESSION DATE:

4 AUG 1999

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Yes

new plan  
later

PROJECT NAME:

Gentech

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

RVC

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

Red

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- review for 7/14 comment sheet.
- <sup>still</sup> need parking calc.
- NC - use ~~A-4-A-5~~ - Bulk table OK
- ~~also~~ can't do pks calc - code doesn't say anything for svc estab.
- grading still screwed up. (same as 3b) 3c
- <sup>4a still wrong, 4g still,</sup>
- he needs to double check list

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-20

DATE PLAN RECEIVED: RECEIVED JUL - 8 1999

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

CUOMO ENg. for the building or subdivision of

GENTECH has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

J. B. [Signature] 7/27/99



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## OFFICE OF THE PLANNING BOARD

July 21, 1999

New York State Dept. of Transportation  
112 Dickson Street  
Newburgh, NY 12550

ATTN: DONALD GREENE  
  
SUBJECT: PLANNING BOARD FILE #99-20  
GENTECH SITE PLAN – RT. 9W

Dear Mr. Greene:

Please find enclosed a copy of the site plan for subject project in the Town of New Windsor. The Planning Board would appreciate your review and comments of this plan.

If you have any questions with regard to this plan, please contact our office.

Very truly yours,

Myra Mason, Secretary to the Planning  
Board

MLM:mlm

Cc: Mark Edsall, P.E. – P.B. Engineer



RESULTS OF P MEETING OF: July 1999

PROJECT: Gertech S.P. P.B.# 91-20

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Need to show lot line separating residential</u>
<u>lot from N.C. lot.</u>
<u>Address Mark's comments</u>
<u>Change Bulk Tables</u>
<u>Send copy of plan (as is) to D.O.T.</u>

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: July 13, 1999**

**SUBJECT: Gentech**

Planning Board Reference Number: PB-99-20

Dated: July 8, 1999

Fire Prevention Reference Number: FPS-99-027

A review of the above referenced subject site plan was conducted on July 13, 1999.

This site plan is acceptable.

Plans Dated: 10 May 1999.

*RFR (dh.)*

Robert F. Rodgers  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-20

DATE PLAN RECEIVED: RECEIVED JUL - 8 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Gentech \_\_\_\_\_ has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Notify water dept. for make-out

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE

Stan D. S. 7-12-99  
WATER SUPERINTENDENT \_\_\_\_\_ DATE

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE



1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

**RECEIVED**

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-20**

N.W. HIGHWAY DEPT.

DATE PLAN RECEIVED: **RECEIVED JUL - 8 1999**

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 7/9/99  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

99-20

WORK SESSION DATE:

7 July 99

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Not now

Yes new plan

PROJECT NAME:

Centech

PROJECT STATUS:

NEW

☒

OLD

REPRESENTATIVE PRESENT:

PVC / Jim Seeger / Mrs S.

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Show all 9W ramp so we can tell where it is
- need exist + proposed topo on one plan
- need calcs for detention pond
- possible trench gate @ 9W access
- disc TB resolution re ponds and side slopes
- possible seepage pits for 2 C/B

CLOSING STATUS

Set for agenda

☒

possible agenda item (if new plans)

☐

Discussion item for agenda

☐

ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
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Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B 99-20  
WORK SESSION DATE: 16 JUNE 1999 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later  
PROJECT NAME: Gentech  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: PVC/Mrs. Mary Ellen Sayegh  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. Kij  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show all of SW ramp.
- need real topo not 10' contours interpolated
- need real proposed contours.
- look at lighting - maybe use 1 pole  
along entrance drive one on bldg.
- give app checklist - add all info appropriate
- goal 10% driveway - 5% pkg lot
- where do curbs start/stop.
- "roadside swale" discharge of drainage?
- parking calc.

CLOSING STATUS

- \_\_\_\_\_ Set for agenda
- \_\_\_\_\_ possible agenda item
- \_\_\_\_\_ Discussion item for agenda
- \_\_\_\_\_ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 99-20

WORK SESSION DATE: 2 JUNE 99

APPLICANT RESUB.  
REQUIRED: 11/1/00

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Gentech

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: PVC / Mr & Mrs

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. post surgery/bldg  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/E CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- A-8 Service stations
- A-4 Retail
- call 9w southbound off ramp
- show lot line between residence + garage
- bulk info. for comm lot only
- $2000 \times \frac{1}{1000} = 2$   $1000 \times \frac{1}{1000} = 1$
- show ease to residential lot (if you want)
- contours must make sense
- profile up drive
- iso lux
- to DOT re access

pbwsform 10MJE98

CLOSING STATUS

- \_\_\_ Set for agenda
- \_\_\_ possible agenda item
- \_\_\_ Discussion item for agenda
- \_\_\_ ZBA referral on agenda

Return to w/s



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B 99-20

WORK SESSION DATE: 1 APR 98

APPLICANT RESUB.  
REQUIRED: later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Gentech Sp

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: May Ellen

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Coloni Property (Residential)
- Generate Business (Gentech)
- NC - poss ftl. retail / repair shop  
A-6 A-10
- prefab metal building.
- have deed access thru Coloni





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

99-20

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 48 Block 1 Lot 3, 1

1. Name of Project GENTECH
2. Owner of Record Joseph Sayegh Phone 568-3099  
Address: 3011 Rt 9W N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Joseph Sayegh Phone 568-3099  
Address: 3011 Rt 9W NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL V. CUOMO Phone 567-0063  
Address: STEWART AIRPORT New Windsor 12553  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
PAUL CUOMO 567-0063  
(Name) (Phone)
7. Project Location:  
On the W side of 9W 300 feet  
(Direction) (Street) (No.)  
\_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)
8. Project Data: Acreage 2.2 Zone N/C School Dist. \_\_\_\_\_

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No NO

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) 3000 sq ft bldg  
BUILDING SITE PLAN FOR BUSINESS  
of Sales + Service generators

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

8<sup>th</sup> DAY OF July 19 99

Donald C. McQueen  
NOTARY PUBLIC

Maryellen Sayegh  
APPLICANT'S SIGNATURE

Maryellen Sayegh  
Please Print Applicant's Name as Signed

\*\*\*\*\*2000\*\*\*\*\*

TOWN USE ONLY:

RECEIVED JUL - 8 1999

DATE APPLICATION RECEIVED

99-20

APPLICATION NUMBER

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

ITEM

1. ✓ Site Plan Title
2. ✓ **Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval (ON ALL PAGES OF SP)**
3. U Applicant's Name(s)
4. ✓ Applicant's Address
5. U Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

## PROPOSED IMPROVEMENTS

- 22. ✓ Landscaping
- 23. ✓ Exterior Lighting
- 24. ✓ Screening
- 25. ✓ Access & Egress
- 26. ✓ Parking Areas
- 27. ✓ Loading Areas
- 28. ✓ Paving Details (Items 25 - 27)
- 29. ✓ Curbing Locations
- 30. ✓ Curbing through section
- 31. ✓ Catch Basin Locations
- 32. ✓ Catch Basin Through Section
- 33. ✓ Storm Drainage
- 34. ✓ Refuse Storage
- 35. NA Other Outdoor Storage
- 36. ✓ Water Supply
- 37. ✓ Sanitary Disposal System
- 38. ✓ Fire Hydrants
- 39. ✓ Building Locations
- 40. ✓ Building Setbacks
- 41. ✓ Front Building Elevations
- 42. ✓ Divisions of Occupancy
- 43. ✓ Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. ✓ Building Coverage (sq. ft.)
- 47. ✓ Building Coverage (% of total area)
- 48. ✓ Pavement Coverage (sq. ft.)
- 49. ✓ Pavement Coverage (% of total area)
- 50. ✓ Open Space (sq. ft.)
- 51. ✓ Open Space (% of total area)
- 52. ✓ No. of parking spaces proposed
- 53. ✓ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

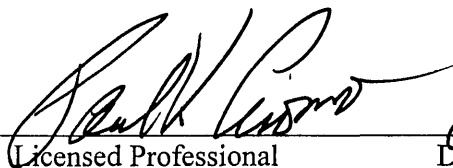
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:

 July 8, 1999  
Licensed Professional Date

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Joseph Sayegh, deposes and says that he resides  
(OWNER)  
at 3011 Rt 9W in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 48 Block 1 Lot 3.1)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

PAUL V. CUOMO STEWART AIRPORT  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 7-8-99

[Signature]  
Witness' Signature

[Signature]  
Owner's Signature

[Signature]  
Applicant's Signature if different than owner  
Paul V. Cuomo  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Joseph Sayegh</i>		2. PROJECT NAME <i>GenTech LTU</i>	
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>3011 Rt 9W</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>Building Site Plan for Business</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>2.2</i> acres Ultimately <i>2.2</i> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Joseph Sayegh</i>		Date: <i>7 8 99</i>	
Signature: <i>[Signature]</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.   
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	



REC'D  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*Property not in a flood zone*  
*Mary Ellen Sayge*



N/F Eames

N36°44'00"E  
21.00'

S55°09'00"W  
48.87'

N/F Craig

N/F Zampino

N43°37'00"E

262.34'

10.60'

Lot 31

Lot 32

116

241.23'

114

N/F Fischer

S54°45'30"E

112

108

106

104

293.33'

102

100

98

N/F Colant  
funeral home

116

235.7'

114

112

110

108

106

104

102

100

98

96

94

92

90

88

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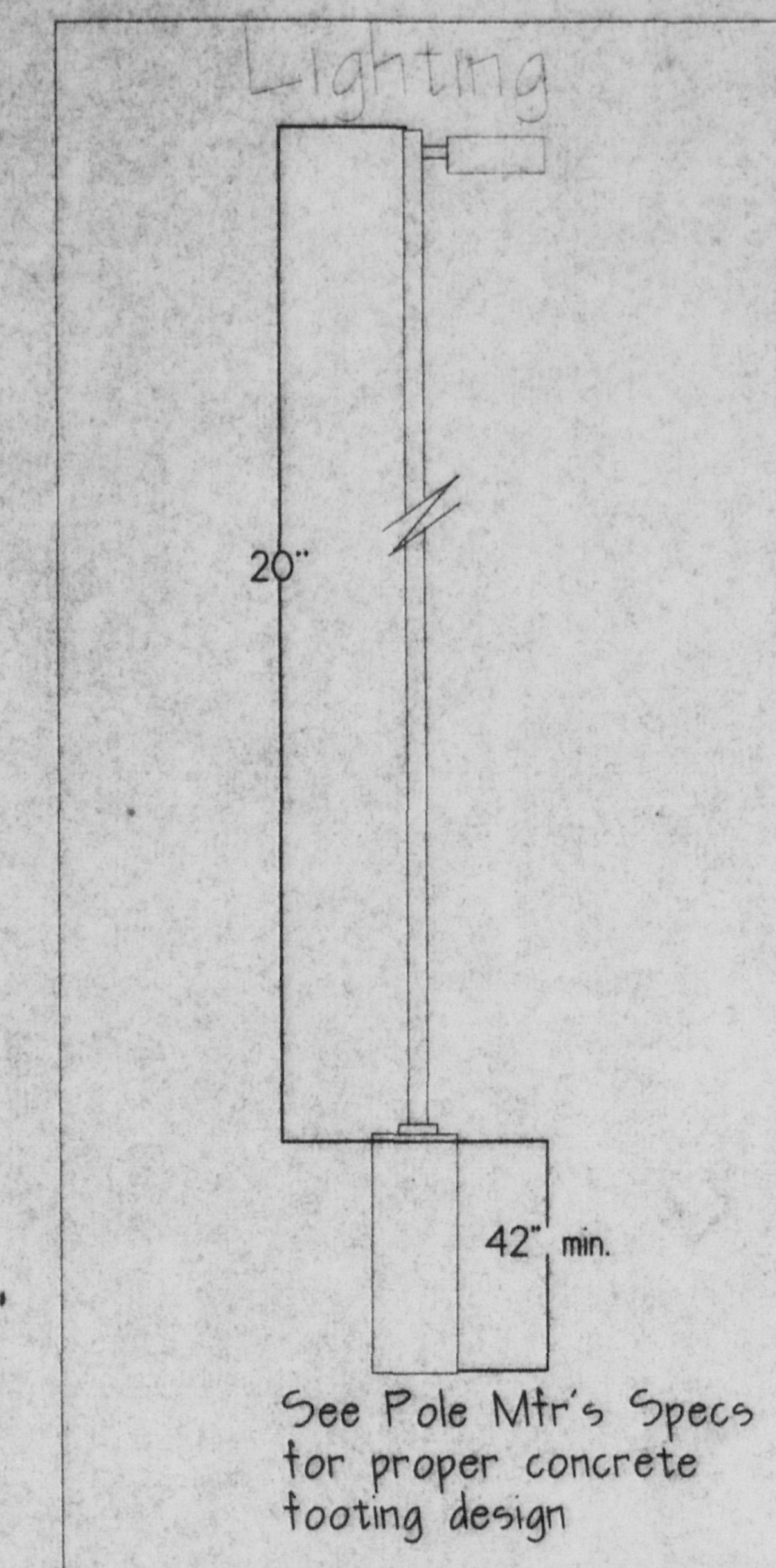
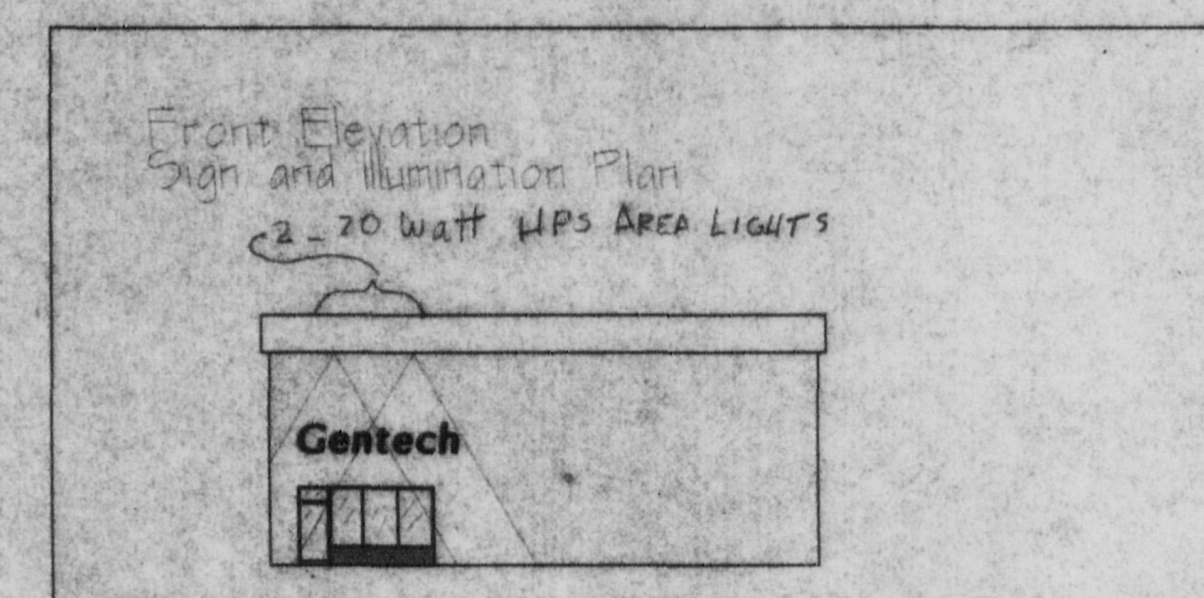
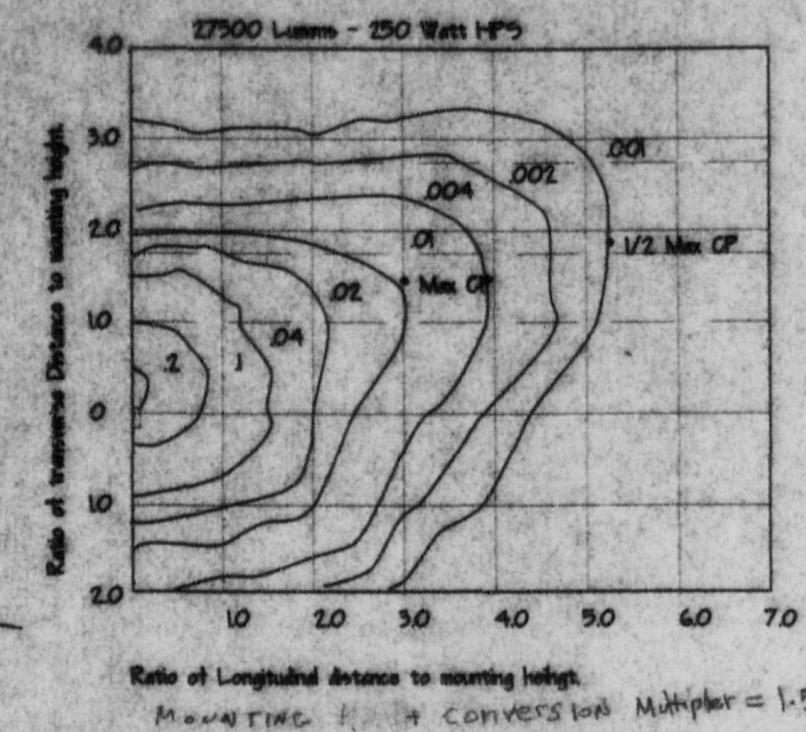
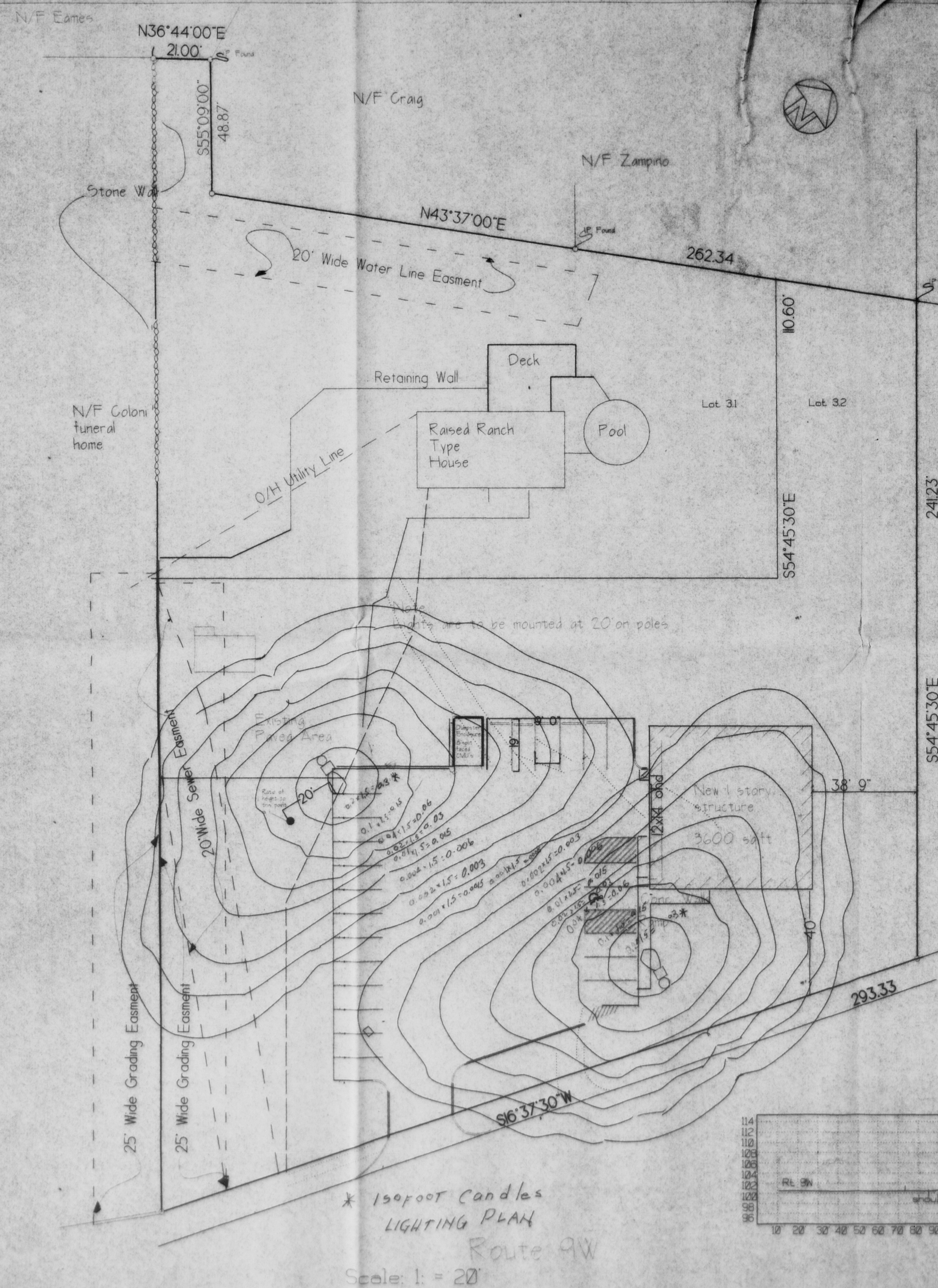
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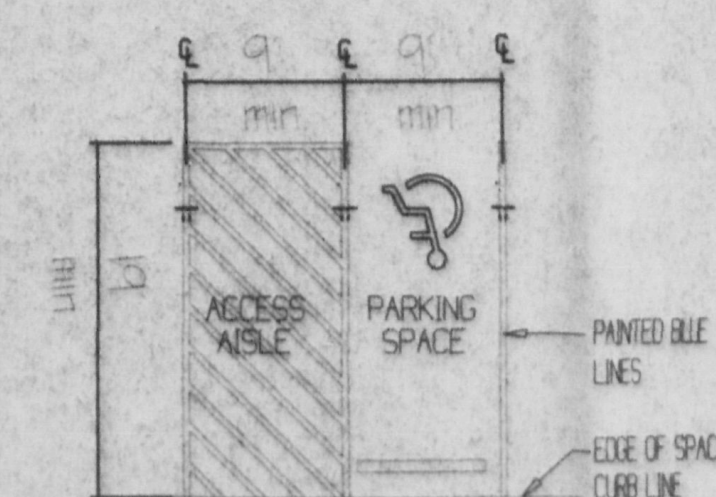
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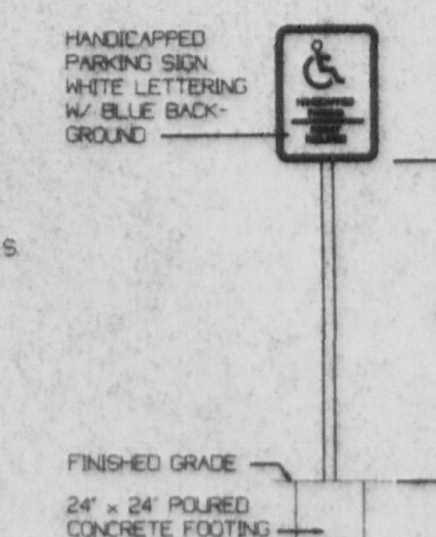


Specifications for Lighting.

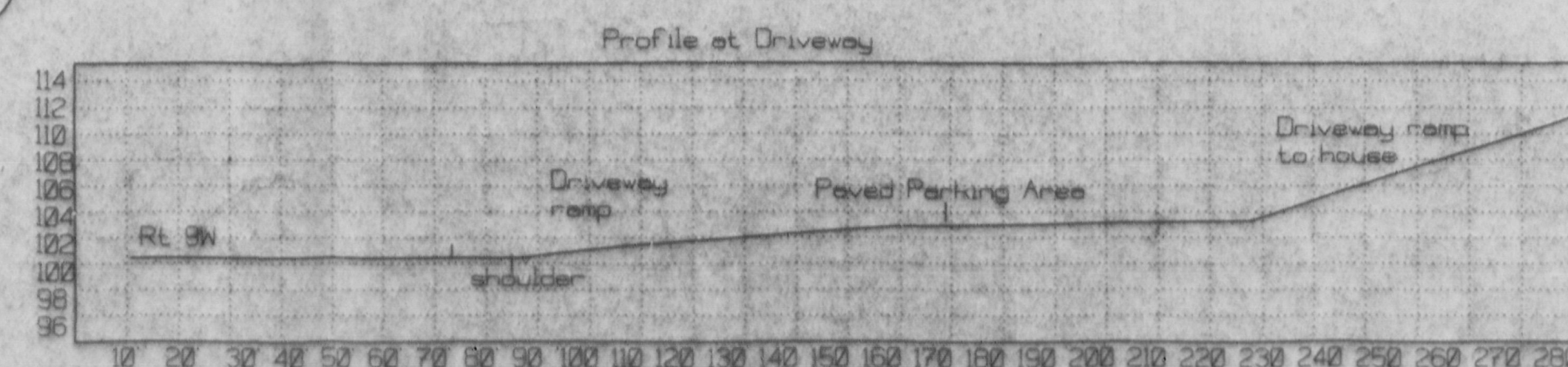
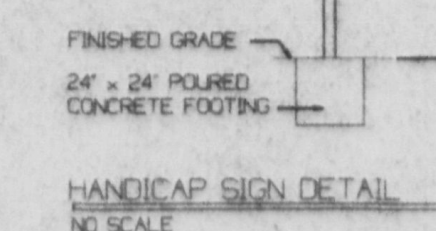
1. Pole Mounted Lighting is to be a 250 watt HPS flood light by American Electric Model Rectangular Cutoff or equal. Pole is to be fiberglass or aluminum or wood.
- Light is to be mounted at 20' height
- Lights face down and are shielded to prevent glare.
- Building sign lighting will be 2-70 Watt HPS Area lights mounted to building behind facade. Lights will illuminate entrance and sign. Lights will be dusk to dawn typ.



## HANDICAPPED SPACE DETAIL




Details Are NTS



Revisions	
Rev #	Date
1	7/15/99
2	8/4/99
3	8/30/99

**CUOMO ENGINEERING**  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, NY 12553 (914) 567-0063  
PROJECT TITLE: Gentech  
DRAWING TITLE: Lighting Plan

SEAL:



DATE: 5/10/99

DRAWN BY:	CHECKED BY:
JVZ	PVC
SCALE:	
AS NOTED	
PROJECT NO:	99081

SP2



N/F Eames

N36 44'00"E

21.00'

555.09'00"

48.87'

N/F Craig

N/F Zampino

N43 37'00"E

262.34'

10.60'

20' Wide Water Line Easement

N/F Colon  
funeral home

Retaining Wall

Deck

Raised Ranch  
Type  
House

Pool

Lot 31

Lot 32

54 45'30"E

WOODED AREA

241.23'

54 45'30"E

Ground cover on  
steep hill

Natural trees  
or transplants from on site

Juniper

Existing  
Paved Area

L.P. O

20' Wide Sewer  
Easement

25' Wide Grading Easement

25' Wide Grading Easement

25' Wide Grading Easement

25' Wide Grading Easement

25' Wide Grading Easement

25' Wide Grading Easement

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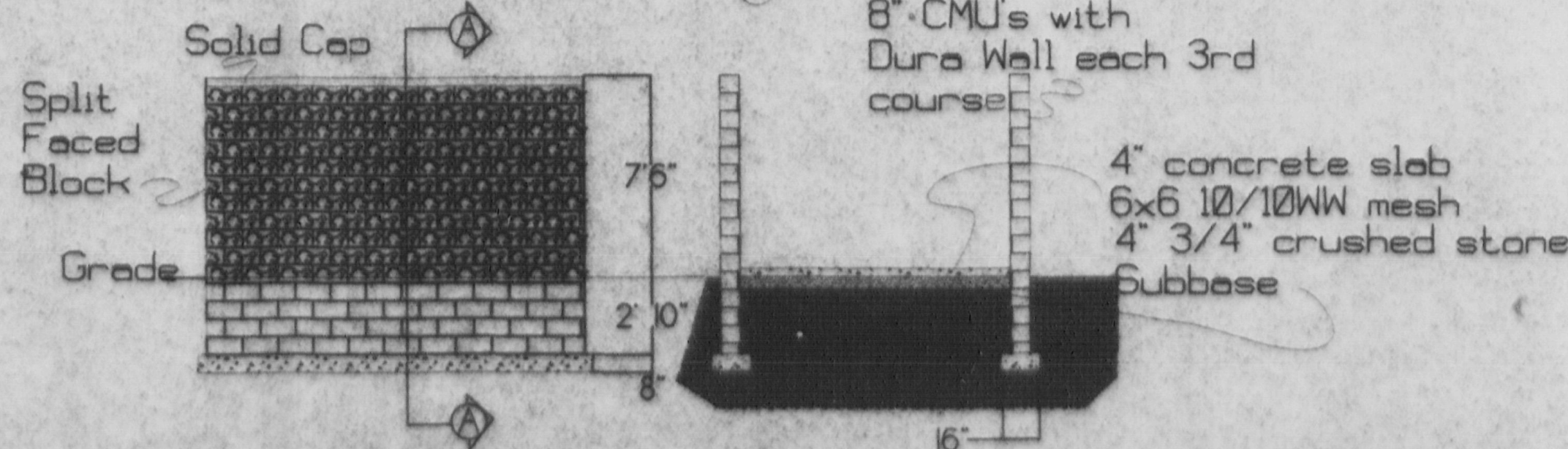
25' Wide Grading Easement

25' Wide Grading Easement

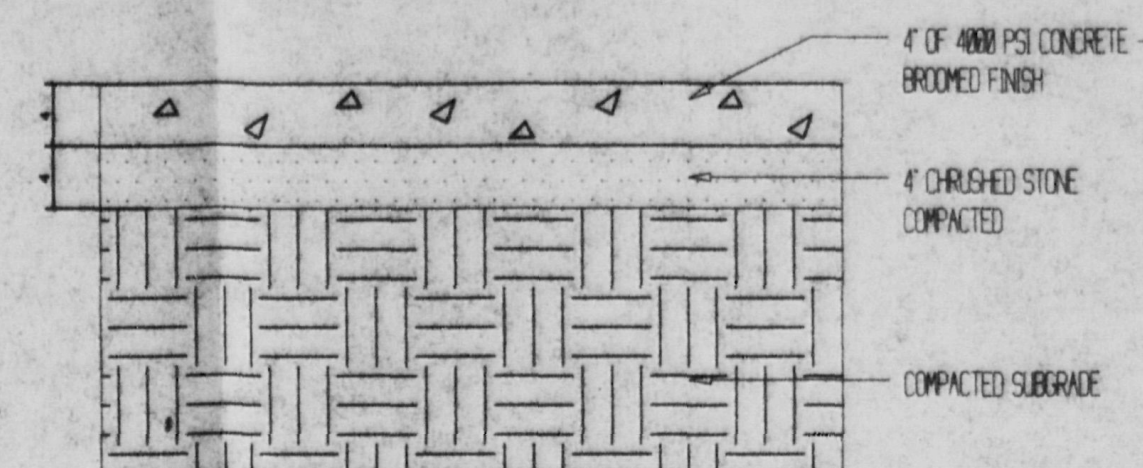
LANDSCAPE PLAN

Route 9W

Scale: 1" = 20'

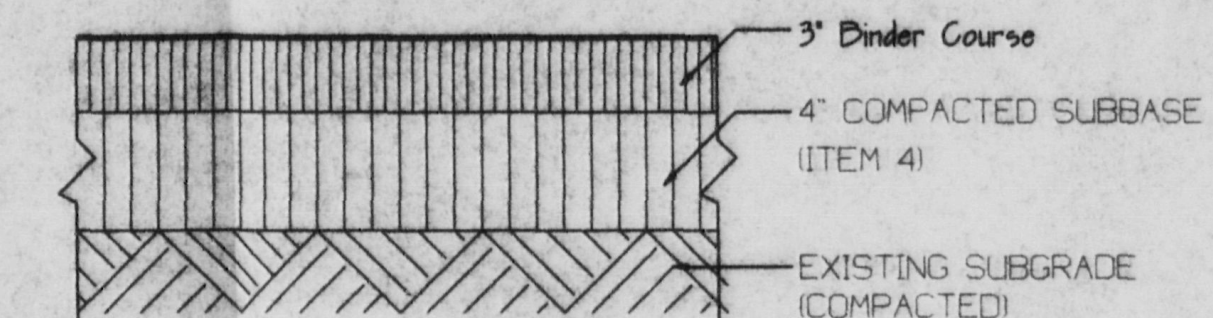


Dumpster Enclosure Details

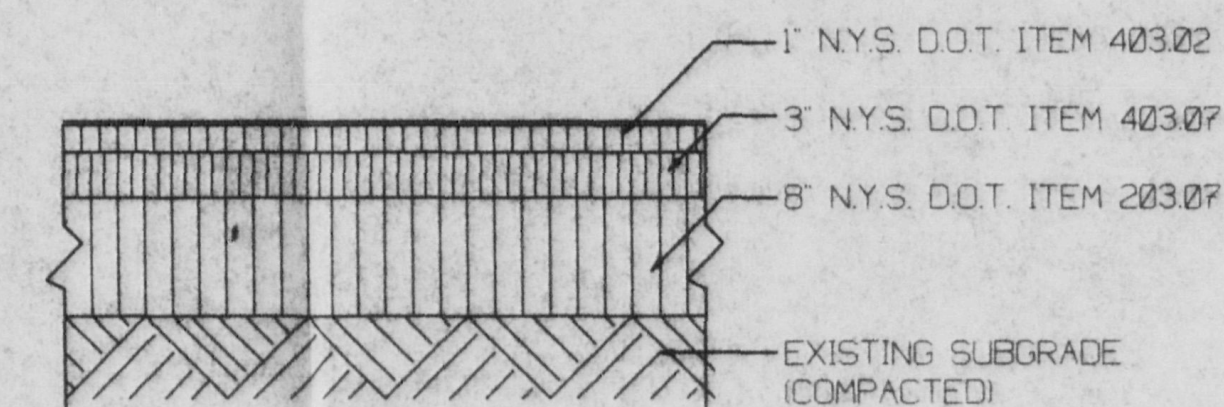


CONCRETE WALK DETAIL

SCALE: 1"=10'

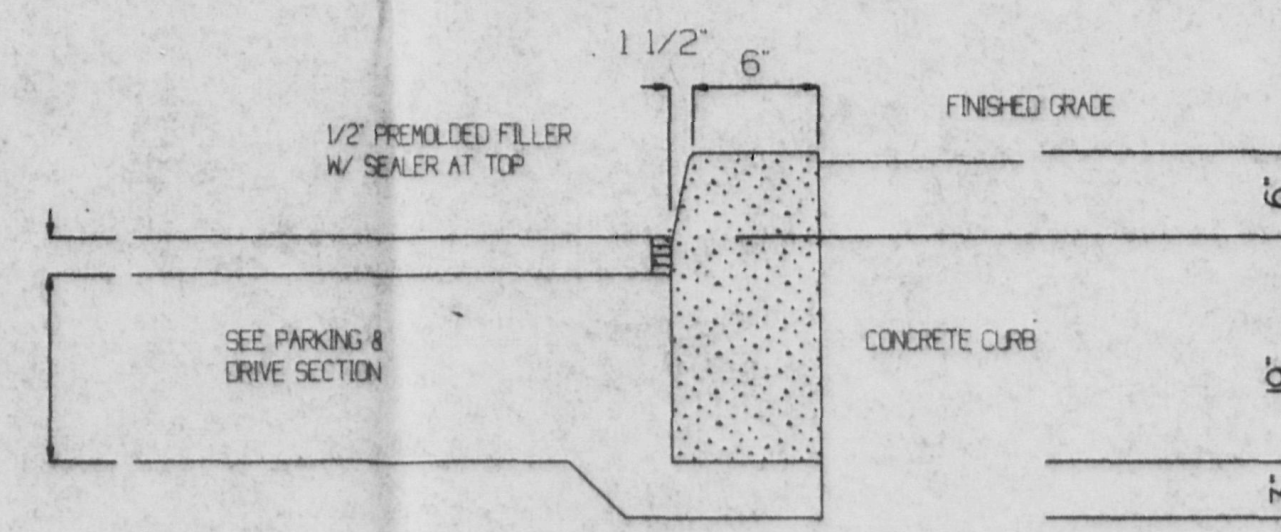


PARKING & DRIVE SECTION



DRIVE SECTION

10.35' IN FROM CURB  
ALONG ACCELERATION LANE RTE 9W



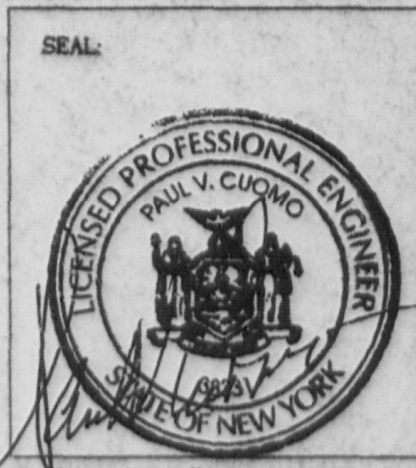
CONCRETE CURB SECTION

NO SCALE

Note...  
Keep as many healthy trees as  
possible to side and rear of  
new construction.

Revisions	
Rev. #	Date
1	7/15/99
2	8/4/99
3	8/30/99

**CUOMO ENGINEERING**  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, NY 12553 (914) 567-0063  
DRAWING TITLE: **LANDSCAPING PLAN**  
PRODUCT TITLE: **Gentech**



DATE:	5/10/99
DRAWN BY:	JVZ
CHECKED BY:	PVC
SCALE:	AS NOTED
PROJECT NO.:	99081

APPROVAL STAMP

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAR 2000  
By: *[Signature]*  
By: *[Signature]*

**SP3**  
Page 1 of 1